



**Town of Arlington, Massachusetts**  
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## Historic District Commission Minutes 04/27/2006

### Final Minutes

April 27, 2006  
 Whittemore Robbins House

### Agenda

#### Commissioners

Present: B. Cohen, A. Frisch, M. Logan, Y. Logan, S. Makowka, M. Potter,  
 J. Worden

#### Commissioners

Not Present: A. Alberg, M. Hope Berkowitz, M. Penzenik

Guests Present: Nick and Susan Svencer, J. Salocks, David Whiting, Marc Sachs, Elizabeth Ann Casey, A. McCoubrey, M. Newell

1. Meeting opens 8:04pm
2. Appointment of alternate Commissioners to Mt Gilboa/Crescent Hill, Jason and Pleasant Street Districts – A. Frisch, S. Makowka, B. Cohen, M. Logan
3. Approval of minutes from January 26, February 23, and March 23, 2006. S. Makowka moved approval for 1/26 minutes, seconded B. Cohen, voted unanimously. 2/23 moved by S. Makowka, seconded B. Cohen, voted approval, 3/23 moved for approval by J. Worden, seconded by B. Cohen, approved by all.
4. Communications
  - a. Request for CONA for 20 Maple Street (Kapinos) for renovations to kitchen windows on rear of house (not seen from public way)
  - b. Call from Ken Rogers (16 Maple Street) regarding dumpster in yard during renovations
  - c. Call from Cindy Starks (1 Monadnock) re: replacement of gutters
  - d. Call re: 102 Crescent Hill Ave. re: porch renovations on front and back decks
  - e. Call re: 30 Russell Street (Shovlin) re: possible kitchen extension
  - f. Oak Knoll expansion of Pleasant Street Historic District passed unanimously at Town Meeting
  - g. E-mail re: 42 Academy Street from Brian Rehrig indicating strongly in support of project at 42 Academy Street and endorses project
  - h. M. Potter received call from Norfolk neighbor who thought they were in Jason/Gray district (they were not but M. Potter referred them to the AHC)
5. New Business
  - a. Continuation of Formal hearing re: 42 Academy Street (Sachs) re: renovations and additions to existing house 8:20pm

M. Sachs gave brief presentation and presented letter of endorsement from neighbors (entered into records).~ The architect explained that the house was a raised ranch built 1969 and was likely in a Historic District by accident – it is more likely a type of house that the district was trying to prevent being built.~ The intent of the proposed expansion project is to make the existing house a better, more interesting, piece of architect from period it was built.~ The architect argued that he and the owner do not think existing house is terribly significant as is and the proposed changes will appropriately make the house a little grander and a better neighbor in way it addresses street.~ In response to last month's comments and requests, the applicant is presenting additional drawings today including a plan with an alternative roof line for left hand side of house and elevations of the streetscape showing four houses up and down the street showing the placement and massing of both the existing house and the proposed expansion in relation to its neighbors. The architect argued that these elevations show how out of scale the current house is; while still not the largest house, it would be a more compatible neighbor to other houses on street.~

A. Frisch confirmed that the only change in the new drawings was the roof line on the left hand side, and raised the concern that the house, while more interesting, was also bolder and perhaps not as nice a neighbor.~ Y. Logan said she likes the design because its more in keeping with 1960s Bahauss type property and is more true to the style of the period.~ A. Frisch said he found the sloping roof in the new drawings more jarring to the campus it creates.~ S. Makowka said that the new plan raises roof more and seems to block the view of the structure next door when moving along the street.~ M. Potter asked why Commissioners asked for new drawings and A. Frisch explained that Commissioners were interested in options for the left side where the verticalness seemed to bother some commissioners who asked for a view of something different, not necessarily what is now being presented.~ He explained that his concern is making it most interesting example of a house, and assuring that it is not sized or massed in a way that conflicts with its neighbors.~~ B. Cohen said to follow on that this street was put in district because it had a collection of high-style period houses.~ What the applicant is attempting to do is staying true to the period of the actual structure, but also bringing this up a higher-style 1960s house.~~~ J. Worden indicated some trouble with this proposal because it basically asks for putting a new house on this site although it is treated as expansion – the applicant is fundamentally creating a new house on same foot print. He is concerned that analyzing what someone with good taste in 1960 would do on this site is not really the analysis Commission should be following. Unlike Pleasant St where there are a great variety of houses, this street with exception of 2 or 3 infill units maintains 3<sup>rd</sup> quarter 19<sup>th</sup> century ambience. The architect fundamentally disputed that this is a new house; the submitted plans show the footprint stays the same, the bathroom, kitchen, etc stays the same and character of original house is relevant for the Commission.

S. Makowka said in terms walking the street, the existing house is jarring. It is a small, very simple modern structure that doesn't seem to fit. Given that there's something there already that is out of character and with an inappropriate massing, the proposed plan adds more interest to street.~ A neighbor at 44 Academy Street, who is also a Harvard trained architect and used to present variety of cases to Cambridge HDC, personally thinks walking up that street what you experience is sequential of experiences house to house to house, and since this design is set back to prevent any sight line obliteration of the surrounding structures, he feels that it is in keeping with neighborhood and in keeping with scale of abutting houses, so he doesn't object to it at all.~ He feels that the applicant should get approval.~ M. Logan indicated that he is having a hard time getting his head around this and asked the architect to articulate the design goal.~ The architect explained that the goal was to minimize changes to house the layout of the house, that this was an attempt to expand this house, not tear the house down, and to upgrade the house stylistically. M. Logan asked if they looked at anything else architecturally.~ Architect said that~anything that strove to artificially add 19<sup>th</sup> century details to 1960's house would be fraudulent and probably a failure.~~ A. Frisch asked "with Bauhaus connection to international style, was house of this style built in neighborhoods or in woods, as a general rule, was this design considered appropriate for a residential neighborhood house after house, not acre after acre."~ Neighbor again said ideally all these buildings were designed in different setting, for that matter so was 44 academy street.~ Generally in NE these international styles were not considered very "Main Street".~ A. Frisch said, for example, he loves deck houses, but loves them in the woods, put 3 in a row and he wouldn't like them probably.~ The design presented is for this existing house and for this existing lot.~

S. Makowka sees the existing condition as being a detraction from the district and encourages the Commission to look for opportunities to make the house more interesting. S. Makowka said 1<sup>st</sup> consideration is massing, location, that is, does the proposal detract from other contributory houses?~ He is happy with that the proposal passes these criteria.~ M. Potter said she thinks it's great and a great improvement. Although she was concerned scale wise, based on the elevations, if the neighbor isn't upset, she doesn't have a problem. ~ A. Frisch indicated he had no preference between the two plans for the roof line.~ S. Makowka reiterated that he did get e-mails from neighbors supporting the plans as proposed.~

S. Makowka asked if the Commission was satisfied with this is general framework for approval of the house.~ The architect gave a n overview of compositional elements – existing façade of lower level brick – to remain, asphalt shingle roof, wood framed windows, same profiles, not unlike aluminum clad windows seen throughout town, flush vertical wooden siding with stain (more like flush, tongue in groove wood), atrium structure cased in wood, with windows to match other windows.~ J. Worden asked if our guidelines specifically excluded clad windows – answer yes.~ S. Makowka asked those not happy with roof line on left, if they think the new proposal is better. B. Cohen and Y. Logan said they like it better.~ S. Makowka said his preference now is for 1<sup>st</sup> proposal, because of concern of higher peak blocking other houses. J. Worden asked if higher peak has any function.~ Answer is no. ~ Architect said they would prefer the first version.~

Despite extensive description of architectural elements and materials, the applicant did not have a final material specification list for the proposed plans. S. Makowka suggested one possible approach would be to vote on the plans as presented contingent on further approval of a detailed materials specification list prior to issuing a certificate of applicability.~ B. Cohen moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the original plans with flat roofline dated March 23, 2006 for 42 Academy Street and contingent to receiving Commission approval of a list of all exterior finishes, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Potter, no discussion, voted in favor by 4, 2 abstaining and 1 opposed.~ Approval granted.~ Monitor appointed M. Penzenik.

b. Formal hearing re: 45 Jason Street (Newell) re: rear porch renovations  
and request for COA (remove glass panes on sleeping porch and add new support column) and CONA (replace existing rail)

Mrs. Newell described her application to have remove casement windows and replace existing screens on sleeping porch.~ She explained that she prefers open screen porch, which she also feels is more appropriate.~ She doesn't know what was originally there – it is possible that the porch was only screened originally and the glazing added later. She showed picture of historical painting of house that does not show current glazing. S. Makowka noted from site visit that, from the street, there is a very oblique view of the porch which is located towards the rear of the house.~ The applicant is also requesting a COA for a new post and expansion of first floor porch to support sleeping porch on 2<sup>nd</sup> floor. The architect presented drawings and an "after" picture showing the proposed changes and explained why they need the additional column for support.~ Commissioners noted that the sleeping porch has water drains built into perimeter, suggesting that it was originally a screened porch.~ The architect described that the new screens would be 2 paneled screens designed to mimic the existing screens, but would be custom sized to fit the

non-square openings.~ A. Frisch moved that the Jason/Gray Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith for (1) removal of casement windows and replacement of wood framed screens on the second floor sleeping porch, and (2) extension of first floor porch under sleeping porch to match the existing dimensions of upstairs porch with addition of support beam and railings to match existing conditions as shown in provided "after" photograph, will be in harmony and not incongruous with the historical and architectural values of the district. Final design drawings and materials lists subject to approval by monitor prior to installation. Seconded by Y. Logan, voted unanimously. B Cohen appointed monitor.

c. Formal hearing re: 197 Lowell Street (Svencer) re: removal & replacement of shed and gutters 9:00pm

Mr. Svencer described the plans to remove an old metal shed that is falling down and replace it with a wooden shed located towards the rear of the property. S. Makowka verified the poor state of the shed and its lack of architectural significance. Also, the applicant described that the existing wooden gutters are rotting out and need to be replaced.~ He presented samples of a half-round gutter that mimics the look of copper gutters.~ S. Makowka reminded Commissioner's that, based on review of existing condition photographs, it appeared that the current gutters had been replaced at some point since the original eaves didn't match up to the gutters.~ The applicant stated that the existing box aluminum downspouts will be replaced with round fluted downspouts, and the gutters will be mitered at the corners per Commission recommendation.~ Hidden hangers to be used. The Commission clarified that if this material is approved, it would need to be painted the trim color.~ Other options were discussed including copper gutters, but there was a question about the appropriateness in this context. Also, the applicant suggested that this is a better solution than wood gutters because of amount of water coming off house.~ S. Makowka reminded commissioners they did do the copper gutters and it was approved with the k-style on Dressler's house.~ A neighbor, ~J. Salocks, stated that the aluminum, if painted, is perfectly appropriate with the simplicity of the house and the profile will match perfectly.~ He thinks visually these are appropriate since the white will blend in better than copper on this workman's style house.~ A. Frisch said he likes that you won't be able to see them when painted – in copper they become more visually obvious.~ S. Makowka said that if approved, he wanted to clarify that this option was allowed because of the particular style of this house, in particular the simple workman's cottage style and the extended eave boards that hid the end of the gutters.~ B. Cohen moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith for (1) removal of deteriorated shed and replacement with a small wooden shed located in the back corner of lot, and (2) replacement of existing gutters with aluminum gutters in 5", half round style, gutters to be painted to match trim and constructed with endcaps and mitered external corners, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by A. Frisch, voted unanimously in favor.~~ Monitor appointed S. Makowka

d. Formal hearing re: 195 Pleasant Street (Avrahami) re: Installation of fence along side and front of yard to match the style and existing railing along stairs 9:20pm The applicant described the plan to install a metal railing around portions of the yard. The railing would be aluminum, but mimic the look of the existing iron railing at the front stairs. The fence would be located around perimeter but set back some from stone wall since it would be difficult to set into wall itself.~ There was much discussion about where the fence was actually proposed to be located since the applicant had not supplied a plot plan showing proposed fence location. S. Makowka said traditionally fence would be installed on top of the wall, but that the applicant was asking for something different. He also raised a concern about the choice of fence selected. J. Worden indicated confusion about which style of fence was actually being proposed since there were numerous options shown in the supplied literature. The applicant indicated flexibility in style as long as the fence was high enough for safety.

Neighbors (A. McCubrey, 199 Pleasant St) asked for clarification about where fence would actually be placed in relation to their yard.~ J. Worden asked how the slope of the wall at Kensington Park would be handled. The applicant stated that the fence will be sloped to follow the grade.~~~ S. Makowka said he is unclear about exactly where the fence, as proposed, will be sited and is concerned that the Commission has had no opportunity to view the site with this knowledge. He does not feel able to act on the application without a plot plan (per the instructions) that shows exactly where the fence will go. J. Worden indicated that because the fence will sit on a high wall high above the sidewalk, he'd be more flexible with an aluminum fence.~ Material on fence itself is sufficient.~ However, getting an actual plot plan showing where fence is going to be placed is essential.~ Continuing hearing until next month 5/25 at 8:20pm.

6. Other Business

- a. Oak Knoll Expansion of Pleasant Street District – Town Meeting approved unanimously
- b. District Signs – Many are missing or in need of repair! Carol will call Public Works and try to track down missing signs and have reinstalled.
- c. Satellite Dishes installed on front of houses in Districts – discuss next time, consider addressing in guidelines

7. Old Business

- a. Preservation Loan Program Update – 2 seats filled recently
- b. Open District Commissioner Seats – Mt. Gilboa/Crescent Hill and Broadway
- c. Outreach to Neighborhoods & Realtors – not until next fiscal year in July
- d. Status of projects by monitors – S. Makowka did his update, others requested to keep working on finalizing projects and getting them off the list

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA

5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
6. 161 Westminster Ave. (Batitte 03-3M) 3/04 – Cohen-COA
7. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
8. 105 Pleasant Street (work w/o permit) – Penzenik
9. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
10. 14 Jason Street (window change w/o permit) - Makowka
11. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
12. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
13. 22 Montague (Sparks, 04-8 G) – Cohen-COA
14. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
15. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
16. 75 Westminster Ave. (Dressler, 04-7G) – Makowka (chgd from Kuhn)-COA (Done-REMOVE)
17. 82 Westminster Ave. (Ivers, 04-9G) – Penzenik-CONA
18. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
19. 210 Pleasant Street (Hart, 04-14P) – Penzenik-COA
20. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
21. 156 Pleasant Street (Seitz, 04-16P) – Cohen-COA
22. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
23. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
24. 88 Westminster (Leverone, 04-18M) – Makowka-CONA (Done – REMOVE)
25. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
26. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
27. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
28. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
29. 10 Montague Street (Jirak, 04-25M) – Makowka-CONA – (Done-REMOVE)
30. 82 Westminster (Ivers, 04-26M) – Penzenik-CONA
31. 135 Pleasant (Plumley, 04-27P) – Makowka-CONA – (Done – REMOVE)
32. 184 Pleasant (Faigel, 04-28P) – Makowka-CONA
33. 82 Westminster (Ivers, 04-29M) – Penzenik-CONA
34. 203 Lowell (Salocks & Stafford, 04-30M) – Makowka-CONA – (Done – REMOVE)
35. 37-39 Jason (Lees, 04-31J) – Makowka-CONA – (Done – REMOVE)
36. 170 Pleasant (Gillis & Kelly, 04-32P) – Makowka-CONA – (Done – REMOVE)
37. 152 Pleasant (Wells, 04-33P) – Makowka-CONA – (Done – REMOVE)
38. 194 Pleasant (Beardsley, 04-34P) – Penzenik-COA
39. 27 Jason (Worden, 04-35J) – Makowka-COA
40. One Monadnock (Starks & Hopeman, 04-36P) – Makowka-CONA
41. 37-39 Jason (Lees, 04-37J) – Makowka-CONA – (Done – REMOVE)
42. 29 Russell (Stocker, 04-39R) – Makowka-CONA – (Done – REMOVE)
43. 22 Montague Street (Sparks, 05-02M) – Cohen – COA
44. 4 Westmoreland Ave. (Callaghan, 05-03M) – Makowka – COA – (Done – REMOVE)
45. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
46. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
47. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
48. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
49. 21 Avon Place (Logan, 05-09A) – Makowka – CONA
50. 40-42 Pleasant Street (Barbosa for Scire, 05-10P) – Makowka – CONA – (Done – REMOVE)
51. 19 Avon Place (Logan, 05-11A) – Kuhn - COA
52. 109 Crescent Hill Ave. (Sienkiewicz, - 05-12M) – Worden – CONA
53. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
54. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
55. 109 Crescent Hill (Sienkiewicz – 05-16M) – Alberg – COA
56. 201 Pleasant Street (Kantor – 05-17P) – Makowka – CONA
57. 160 Westminster Ave. (Pascale – 05-18M) – Makowka – CONA – (Done – REMOVE)
58. 21 Russell Street (Pesiridis – 05-20R) – Alberg – COH – (Done – REMOVE)
59. 207 Pleasant Street (Deacy for Koenig – 05-21P) – Makowka – CONA
60. 12 Prescott Street (Columbus Club – 05-22R) – Makowka – CONA
61. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
62. 17 Russell Street (Makowka – 05-24R) – Worden – COA
63. 140 Pleasant Street (Haas – 05-25P) – Makowka – CONA
64. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
65. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
66. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
67. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
68. 40 Pleasant Street (Barbosa for Scire – 05-31P) – Makowka – CONA – (Done – REMOVE)
69. 40 Pleasant Street (Barbosa for Scire – 05-32P) – Santos – COA
70. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
71. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
72. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
73. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
74. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
75. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
76. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
77. 26 Academy Street (Wright – 06-04P) – Makowka – COA
78. 205 Pleasant Street (Kavanaugh – (originally in error 05-30P) corrected to 06-05P) – Makowka – CONA

79. 157 Lowell Street (Nyberg – 06-06M) – Makowka – CONA
80. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
81. 26 Academy Street (Wright – 06-08P) – Makowka – COA
82. 44 Academy Street (Gevalt – 06-09P) – Makowka – CONA
83. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
84. 157 Lowell Street (Dolan -06-10M) – Makowka – COA
85. 26 Academy Street (Wright – 06-11P) – Makowka - COA

Meeting Adjourned at 10:30pm

Carol Greeley  
Executive Secretary  
cc: HDC Commissioners  
Arlington Historical Commission, JoAnn Robinson and Richard Duffy, Co-Chairs  
Building Inspector, Mr. Michael Byrne  
Building Dept., Richard Vallarelli  
Planning Dept. and Redevelopment Board, Mr. Kevin O'Brien  
Massachusetts Historical Commission  
Town Clerk  
Robbins Library  
MIS Department